

June 20, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0251

Woodlake United Methodist Church
(Woodlake United Methodist Church)

Matoaca Magisterial District
Southwest quadrant Hull Street Road and Hampton Park Drive

REQUEST: Site plan approval.

RECOMMENDATION

Recommend denial.

REASONS:

The site plan should include the road improvements required by conditions of zoning (review comments 1, 2 and 5) and address all other review comments from staff.

REVIEW COMMENTS:

1. Per Proffered Condition 15 Case 97SN139, a phasing plan for the road improvements in Proffered Condition 14 must be submitted to and approved by the Transportation Department. The phasing plan shown on Sheet C1.1 is not acceptable. An additional lane of pavement along Route 360 must be constructed for the entire property frontage with the initial development on the property. Sidewalk should be included with this design and should also be provided along Hampton Park Drive. (T)
2. Per Proffered Condition 12 of Case 97SN0139, an access plan must be submitted to and approved by the Transportation Department. The master plan shown on sheet C1.1 shall be considered the access plan for this site only. Access to the balance of the property included in Case 97SN0139 will be considered when development proposals are submitted. The access that aligns Hampton Crest Way

is acceptable; however, the access shown on the master plan that aligns Southwind Drive may ultimately be limited to right turns in/out only. (T)

3. Sheet C1.1 shows a number of buildings that appear to be future phases. If this is correct, they must be clearly labeled as such--"future" phases are not considered with this site plan. (T)
4. The right turn lane shown on sheet C5.0 must be stippled to clearly demonstrate that it is new construction. (T)
5. Per Proffered Condition 11 of Zoning Case 97SN0139, in conjunction with site plan approval, 100 feet of right-of-way, measured from the centerline of Route 360 adjacent to the property, must be dedicated to Chesterfield County. (T)
6. The nose of the entrance median is such that the movements of a bus will be compromised. Reshaping the nose of the median, adding some additional entrance width, or some other solution can be exercised to allow proper movement of the larger vehicles that will visit the church from time-to-time. (VDOT)
7. Show on the plans the node map and results table for the fire flow calculations. (U)
8. Show the county project number 96-0097 on the casing, and delete the "field verify" note. The casing is to be field verified and correctly shown on the plan and profile so the sewer can be designed to match. (U)
9. Send a copy of the letter sent to the Hampton Park Community Association, notifying them that work will be done on their property, to the utilities department. (U)
10. Easements are not needed within the right of way. Delete the sewer easement in the right of way. (U)
11. Show a 2" flushing hydrant at the end of 6" stub on the western part of the property. Show additional water easement to the end of the 6" stub. (U)
12. On the waterline profile, show hatching on the portion of the waterline to be ductile iron mechanical joint pipe with all joints restrained. Show 18' minimum from each upper bend to be ductile iron. (U)
13. Shift the tap for the 2" meter east of the gate valve. This will allow water to the double check assembly to be turned off with out turning water off to the building. (U)
14. Add a gate valve on the 6" waterline to the westernmost fire hydrant. (U)

15. The location of the street address sign should be shown. (The address can be part of your monument sign. This does not count as part of the square footage of the sign. If you are using the monument sign for the address, a detail of the monument sign needs to be on the site plan.) (EE - HN)
16. If the site is on a through or corner lot and the street address sign will be visible from more than one road, the street name should be included in the sign. (EE - HN)
17. Specify the material that the address sign is to be made of (material to be more durable than wood). (EE - HN)
18. Replace the northwest curb cut with a drop inlet and storm sewer. (EE)
19. Provide a minimum 2' concrete flume behind the northeast curb cut. (EE)
20. The grading on the west side of the site must be revised to minimize the impact to the RPA. Steeper fill slopes with stabilization blankets may be one possibility. (EE)
21. Provide calculations for the Manning's roughness coefficient used in the MS-19 analysis per the Virginia Erosion & Sediment Control Handbook. If the two-year velocity exceeds 3.5 fps, a statement from a soil scientist will be required stating his/her opinion that the existing soil will not erode from the proposed two-year velocity. (EE)
22. The following note(s) must be added to or adjacent to the erosion control narrative/sequence of construction:
 - a. A VDOT land use permit is required for this project prior to issuance of a land disturbance permit.
 - b. At the time of the pre-construction meeting, two standard signs must be installed on each side of the construction access. These signs may be installed on tripod devices and should state either "construction entrance ahead" or "trucks entering highway."
 - c. The riser and barrel pipe associated with the sediment basin must be on-site prior to issuance of a land disturbance permit.
 - d. The limits of the RPA must be flagged prior to issuance of a land disturbance permit. (EE)
23. Condition 9 of case 87SN0103 requires the property to be subject to requirements of the Corridor Overlay District Sections 21-67.11 through Section 24-67.24.

Provide a note on the layout plan and landscape plan stating this source of the development requirements. (P)

24. On the layout plan and landscape plan, indicate the 50-foot building parking and drives setback along Hampton Park Drive. (P)
25. Indicate lighting on the landscape plan to ensure there are no conflicts between the lights and trees. (P)
26. Per condition 9 of case 87SN0103 buildings must comply with the Corridor Overlay District Standards (Sec 21-67.21(c)): Mechanical equipment, whether roof-top or ground level, shall be shielded and screened from public view and designed to be perceived as an integral part of the building. It appears that mechanical equipment may be visible on the elevations dated October 21, 2005. Revise elevations as needed to comply with screening requirements. (P)

GENERAL INFORMATION

Associated Public Hearing Cases:

87SN0103 – Otterdale Properties Associates

97SN0139 – Malbone Associates and Skinquarter Properties, Inc.

Developer:

Woodlake United Methodist Church

Location:

Fronting approximately 1,230 feet on the south line of Hull Street Road, also fronting approximately 2,115 feet on Hampton Park Drive and located in the southwest quadrant of the intersection of these roads. Tax ID 714-670-9705 (Sheet 15).

Existing Zoning and Land Use:

Light Industrial (I-1) District; Vacant

Size:

24 acres

Adjacent Zoning and Land Use:

North - A and I-1 ; Residence and Vacant
East - C-3; Multifamily
West - I-1; Vacant
South - R-9; Residential

BACKGROUND

On December 7, 2005, the applicant's engineer (Timmons Group) submitted site plan 06PR0251, Woodlake United Methodist Church. Staff reviewed the plans, provided written comments, and met with the applicant and their representatives on January 4, 2006, to answer any questions pertaining to the comments. Revised plans were resubmitted on April 18, 2006. The Environmental Engineering, Utilities, Planning, and Transportation Departments have outstanding comments that should be addressed prior to site plan approval.

Specifically, Proffered Condition 15 of Case 97SN0139 requires a phasing plan for the road improvements cited in Proffered Condition 14 of the same case to be submitted to and approved by the Transportation Department prior to any site plan approval. The phasing plan submitted by the applicant, shown on Sheet C1.1 of the site plan, is unacceptable and has not been approved by the Transportation Department.

Proffered Condition 14A of Case 97SN0139 requires an additional lane of pavement to be constructed along the eastbound lanes of Route 360 for the entire property frontage (approximately 1,200 feet). This additional eastbound lane should be constructed in conjunction with the initial development on the property. The plans show this improvement as "future," meaning there is no assurance it will ever be constructed. If the Commission decides to approve this site plan, it is extremely unlikely that the applicant will ever construct this additional eastbound lane along Route 360. Instead, the cost of this improvement could become part of a public project.

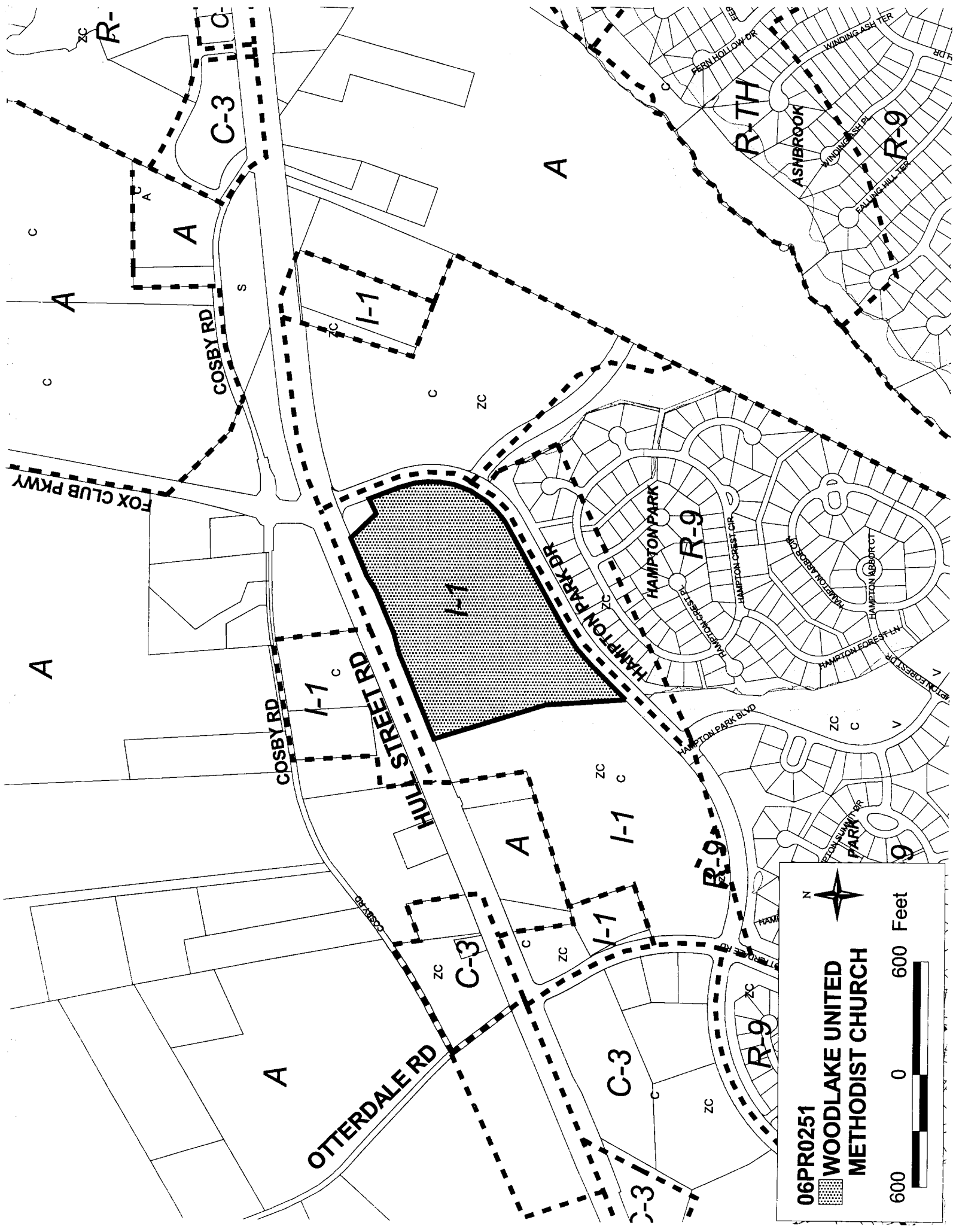
Proffered Condition 11 of Case 97SN0139 requires 100 feet of right-of-way along Route 360 adjacent to the property to be dedicated to the County in conjunction with site plan approval. Because this right-of-way has not been dedicated, this site plan should not be approved.

CONCLUSIONS


The site plan does not address staff's review comments as listed above. The site plan should not be approved until these comments have been addressed.

The site plan indicates the proffered Hull Street Road widening as "future" and does not provide a detailed design for the improvements. If this site plan is approved as submitted, the applicant will not be required to construct this additional lane along Hull Street Road. In addition, the applicant has not dedicated the right-of-way along Hull Street Road as required by the zoning conditions. If the Commission approves this site plan, the cost of the improvements and right-of-

way dedication required by zoning Case 97SN0139 are likely to be passed on to a public improvement project.



06PR0251

 WOODLAKE UNITED METHODIST CHURCH

N

600 0 600 Feet



April 18, 2006

Mr. Greg Allen
Planning Administrator
Chesterfield County Planning Department
9901 Lori Road
P.O Box 40
Chesterfield, Virginia 23832

Re: Woodlake United Methodist Church Site Plan #06PR0251

Dear Mr. Allen:

Timmons Group was selected as the civil site design engineer for the Woodlake United Methodist Church development at 15500 Hampton Park Drive in Chesterfield County, Virginia. Woodlake United Methodist Church intends to develop the 24.01 acre site in a master planned phased development. Phase one (1) of the proposed five (5) phase master plan will include two buildings totaling 22, 680 sq. ft on 5.6 Acres of the total 24.01 Acre I-1 zoned property. (Refer to attached Woodlake United Methodist Church Phasing Plan.)

The original Woodlake United Methodist Church site plan was submitted 12/07/05 to Chesterfield County for site plan review. Most of the staff comments received and reviewed at the staff/developer meeting on January 4 were minor, except for the Transportation Department's Comment #3. This comment stated:

Per proffered condition 15 case 97SN0139, a phasing plan for the road improvements in proffered condition 14, must be submitted to and approved by the Transportation Department. Information regarding uses in the church (i.e. day care, schools, etc) must be submitted to the Transportation Department. An additional lane of pavement along Route 360 must be constructed for the entire property frontage with the initial development on the property. The plans will not be accepted again until this additional turn lane is shown. Other improvements may also be required based on the use/density information provided, including, but not limited to a left turn lane on Hampton Park Drive to serve the site.

As there does not seem to be a resolution that can be reached at the staff level for site plan review, Timmons Group, on behalf of Woodlake United Methodist Church, requests that the site plan review be changed from the administrative review to a review by the Planning Commission.

Woodlake United Methodist Church has discussed this request to have the site plan reviewed by the Planning Commission with the Matoaca Magisterial District Planning Commissioner, Mr. Wayne Bass. The Church also met with the Hampton Park Home Owners Association to discuss the development of the church site and phasing of the road improvements. The Association did not have a problem or concern with the Church's proposal.

Please forward site plan 06PR0251 to the Planning Commission for review. The enclosed Master Phasing Plan sets out the proposed phases for the future development of this site that will

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achieve the County's desire to add an additional eastbound lane on Route 360, but do so in a way that allows the Church to accomplish this over time.

Timmons Group and McGuire Woods will be representing Woodlake United Methodist Church at the June 20th, 2006 Chesterfield Planning Commission public hearing.

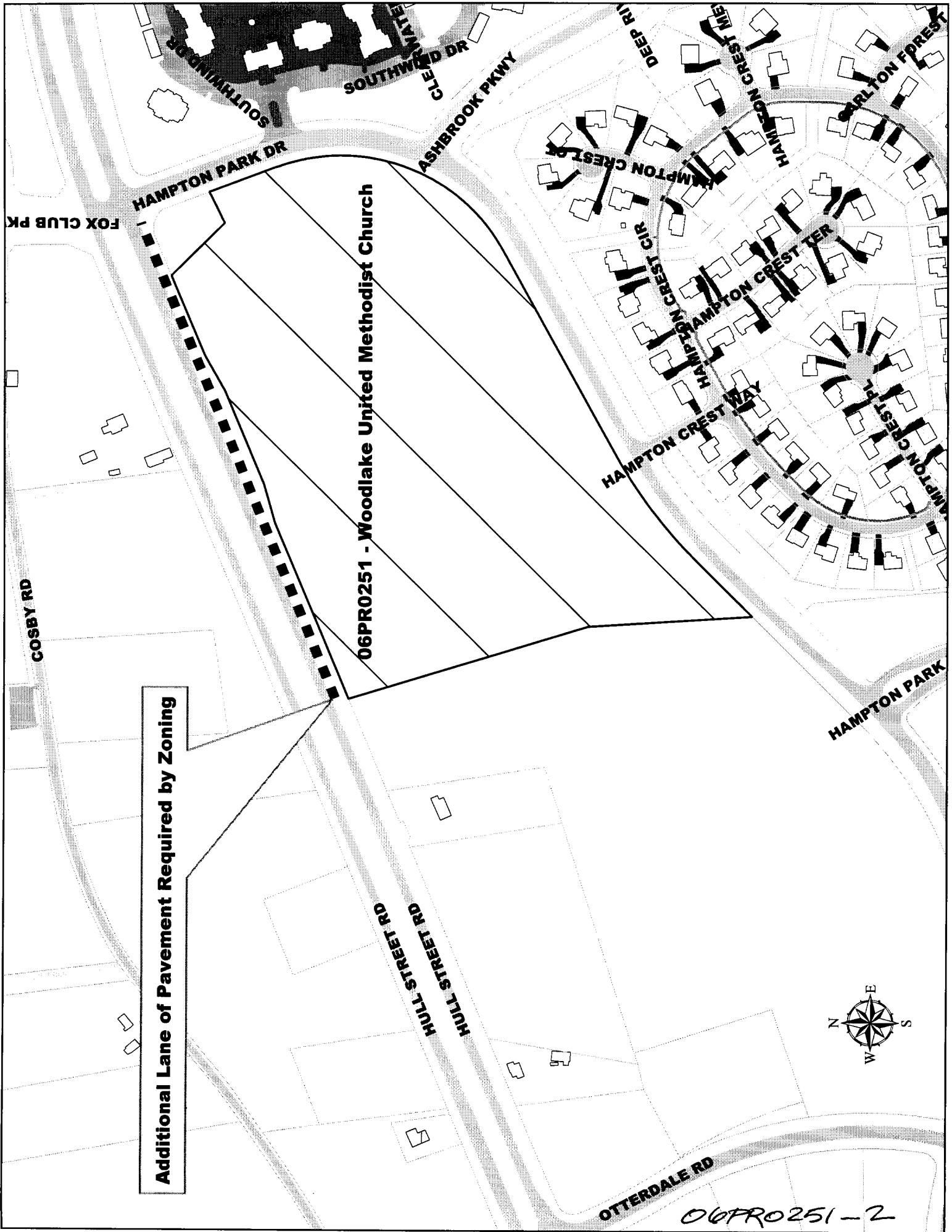
If you should have any questions, or need any additional information, please do not hesitate to call me at (804) 200-6493.

Sincerely,

Scott S. MacCallum EIT
Project Manager
Timmons Commercial Site Development

1001 Boulders Parkway, Suite 300 | Richmond, Virginia 23225
TEL 804.200.6500 FAX 804.560.1016

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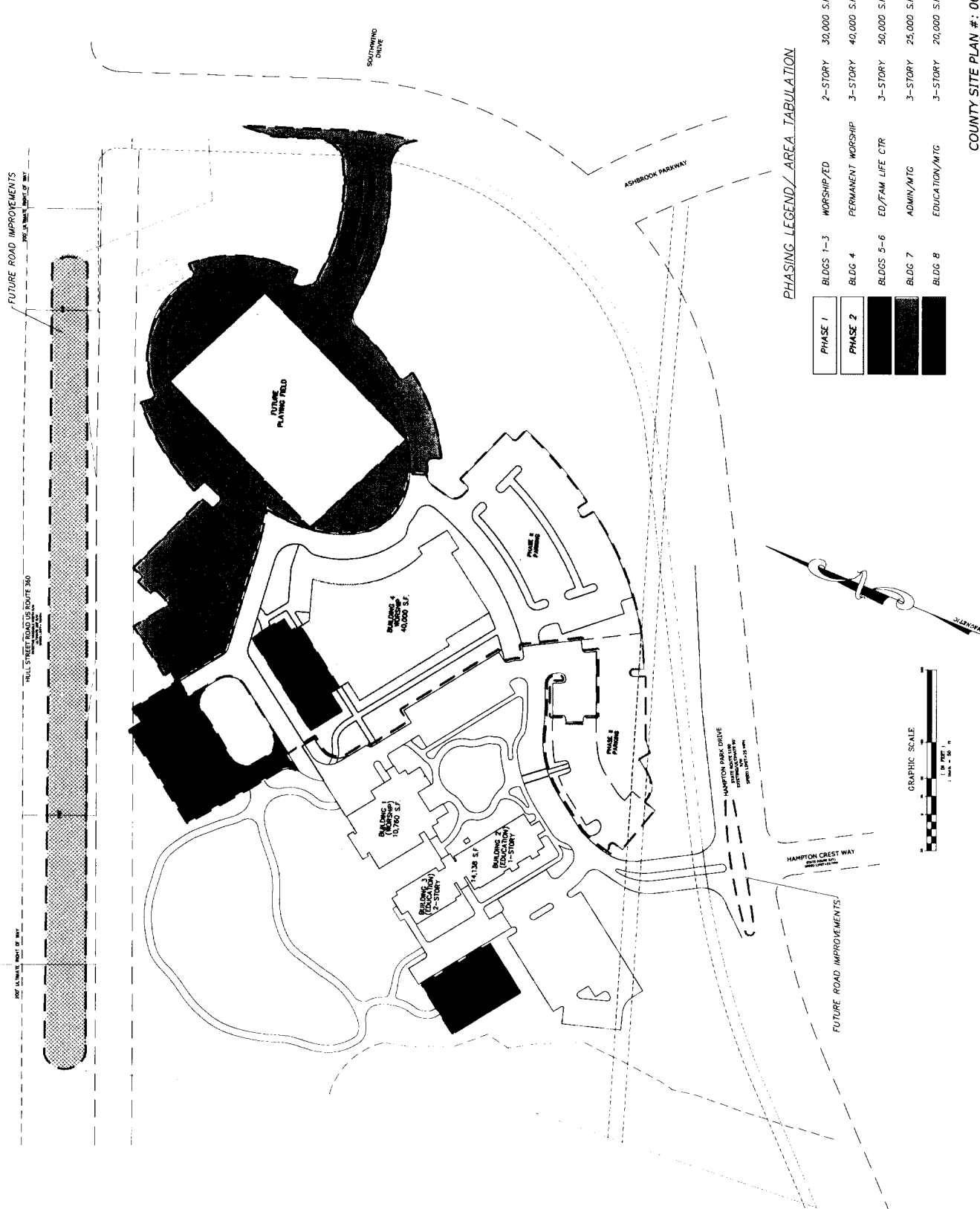
Additional Lane of Pavement Required by Zoning

06PR0251-2

FOR VISION ACQUIRED THROUGH DARS	THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulder Valley Richmond, VA 23225 TEL: 804.200.5600 FAX: 804.560.1016 www.linmont.com
Site Development Residential Infrastructure Technology	VIRGINIA NORTH CAROLINA WEST VIRGINIA

COUNTY SITE PLAN #: 06PR0251
COUNTY PROJECT #: 05-0430

PHASING LEGEND / AREA TABULATION			
PHASE 1	BLDGS 1-3	WORSHIP/ED	2-STORY 30,000 S.F.
PHASE 2	BLDG 4	PERMANENT WORSHIP	3-STORY 40,000 S.F.
	BLDG 5-6	ED/FAM LIFE CTR	3-STORY 50,000 S.F.
	BLDG 7	ADMIN/NTG	3-STORY 25,000 S.F.
	BLDG 8	EDUCATION/NTG	3-STORY 20,000 S.F.



04PRO251-3

97SN0171

In Bermuda Magisterial District, DONALD HENRY SMITH requested Conditional Use to permit a two-family dwelling in a Residential (R-7) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.01 to 2.5 units per acre. This request lies on 0.52 acre fronting approximately 95 feet on the east line of Chipstead Road, approximately 700 feet north of Rockridge Road. Tax Map 132-4 (9) Hidden Valley, Section 6, Lot 48 (Sheet 41).

Mr. Jacobson presented a summary of Case 97SN0171 and stated the Planning Commission and staff recommends approval, subject to conditions.

Mr. Donald H. Smith stated the recommendation is acceptable.

On motion of Mr. McHale, seconded by Mr. Barber, the Board approved Case 97SN0171, subject to the following conditions:

1. Occupancy of the second dwelling unit shall be limited to: the occupants of the principal dwelling unit, individuals related to them by blood, marriage, adoption or guardianship, and foster children, guests and any domestic servants of the occupants of the principal dwelling. (P)
2. Within sixty (60) days of the approval of this request, a deed restriction shall be recorded setting forth the limitation in Condition 1 above. The deed book and page number of such restriction and a copy of the restriction as recorded shall be submitted to the Planning Department. (P)

Ayes : Mr. Warren, Mrs. Humphrey, Mr. Barber, and Mr. McHale.
Absent: Mr. Daniel.

97SN0139

In Matoaca Magisterial District, MALBONE ASSOCIATES AND SKINQUARTER PROPERTIES, INCORPORATED requested rezoning from Residential Multi-Family (R-MF) to Residential (R-9) of 17.0 acres, from Residential Multi-Family (R-MF), Corporate Office (O-2) and Light Industrial (I-1) to Community Business (C-3) with Conditional Use to permit Residential Multi-Family (R-MF) uses on 68.0 acres plus amendment to Conditional Use Planned Developments and rezoning (Cases 87S103, 89SN0219 and 97SN0137) relative to maximum number of dwelling units in R-9 tracts, protection of water quality in Swift Creek Reservoir and open space requirements on property currently zoned Residential (R-9) and Light Industrial (I-1). Residential use of up to 4.84 units per acre is permitted in an R-9 District. The density of the C-3 and I-1 tracts will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use, mixed use corridor and residential use of 2.2 units per acre or less. This request lies on a total of 456.0 acres fronting in three (3) places for a total of approximately 2,117 feet on the south line of Hull Street Road, across from Otterdale Road. Tax Map 74 (1) Parcels 48 and 116 (Sheet 19).

Mr. Jacobson presented a summary of Case 97SN0139 and stated the Planning Commission and staff recommends approval and acceptance of proffered conditions. He noted the request conforms to the Upper Swift Creek Plan.

Mr. George Beadles requested staff to present an overview of the County's Thoroughfare Plan as it relates to this request. He expressed concerns relative to removing a previous zoning condition concerning water protection quality.

Mr. Cogbill, representing the applicant, stated that the recommendation is acceptable. He further stated that water quality issues of this request were carefully discussed at the Planning Commission level. He stated that this property is currently covered by four (4) previous zoning requests and the applicants are only attempting to consolidate them and provide an overall project which is comparable to Woodlake or Brandermill, in terms of quality. He further stated that the applicant is very comfortable with the roads as they have currently been set up. When asked, he clarified that as Otterdale Road extends and carries a greater portion of the western area traffic, there will be minimal impact on residents in this area.

On motion of Mrs. Humphrey, seconded by Mr. McHale, the Board approved Case 97SN0139 and accepted the following proffered conditions:

The owners and applicant (the "Applicant") in this rezoning case, pursuant to §15.1-491.2:1 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax Map Parcels 74-(1)-116 part and 74-(1)-48 (the "Property") under consideration will be developed according to the following conditions if, and only if, the rezoning for R-9 and the rezoning and conditional use request for C-3 is granted. In the event the request is denied or approved with conditions not agreed to by the Applicant, the proffers and conditions shall immediately be null and void and of no further force or effect. If the rezoning is granted, these proffers and conditions will supersede all proffers and conditions now existing on the Property.

1. Public water and wastewater systems shall be used.

[NOTE: This was a condition of case 87S103 and a proffer of case 89SN0219.]

2. In addition to the required extension of a 24" water line along Hull Street Road to the Property (condition #2 of 89SN0219 and condition #3 of 87S103), the Applicant shall extend this 24" water main along Hull Street Road to the western property line of the subject Property approximately 850 feet west of "Otterdale Road Extended" and extend a 16" water main along future Otterdale Road Extended to the southern property line of the subject Property. The appropriate credits for oversizing the water main to a 16" line shall be provided according to the County's policy for credits.
3. In addition to the required extension of a wastewater trunk line along Dry Creek to the Property (condition #5 of 89SN0219 and condition #2b of 89SN0243), the Applicant shall extend this trunk line to the western property line of the subject Property.
4. The required participation in the expansion of the Dry Creek wastewater pump station (condition #4 of 89SN0219 and condition #2a of 89SN0243) shall be in the form of a cash proffer to the County in the amount of \$200.00 per acre (total payment of \$91,200.00). These funds shall be used only for the expansion of the Dry Creek wastewater pump station. A payment in the amount of \$59,200.00 for the property rezoned in cases 87S103 and 89SN0243 and shown as Parcels A-H on the plan titled "Hampton Park" prepared by Timmons and Associates, dated 11/6/96

("Exhibit A") has been made to the County. The remaining payment of \$32,000.00 shall be paid prior to the issuance of the first building permit for development on Parcels I-M on Exhibit A (Case 89SN0219).

These payments represent the entire cash proffer for the Applicant's participation in the expansion of the Dry Creek wastewater pump station.

5. The required overall water and wastewater plan for the Property (condition #3 of case 89SN0219) entitled "Hampton Park - Master Plan - Water and Sewer" dated June 23, 1995, prepared by Timmons and Associates, shall be revised and submitted for re-approval to the Utilities Department Development Section subject to the following time frame and revision form:

A. Revision 1 - At least thirty (30) days prior to final approval of any tentative subdivision, construction plan, or site plan for Parcels A-H shown on Exhibit A (excluding the areas known as "Hampton Park, Sections 1, 2, 3 and 4) the revised overall plan shall be submitted and approved by the Utilities Department. Revision 1 shall reflect the following:

- i Extension of a 24" water main along Hull Street Road to the western property line of the Property approximately 850 feet west of Otterdale Road Extended and extension of a 16" water main along future Otterdale Road Extended to the southern property line of the Property.
- ii Extension of a wastewater trunk along Dry Creek to the western property line of the Property.
- iii A phasing plan for the facilities listed in i. and ii. above, including the specific target time frames for the incremental extension of these facilities coordinated with development on specified portions of the Property. This phasing plan shall be submitted for approval by the Utilities Department.

B. Revision 2 - At least thirty (30) days prior to final approval of any tentative subdivision, construction plan, or site plan for Parcels I-M shown on Exhibit A (excluding the areas known as "Hampton Park, Sections 1 and 2) the revised overall plan shall be submitted and approved by the Utilities Department. Revision 2 shall reflect the following:

- i All on-site water and wastewater lines necessary to serve development on Parcels I-M (see Exhibit A).
- ii Extension of a 24" water main along Hull Street Road to the western property line of the Property approximately 850 feet west of Otterdale Road Extended and extension of a 16" water main along future Otterdale Road Extended to the southern property line of the Property.
- iii Extension of a wastewater trunk along Dry Creek to the western property line of the Property.

- iv A phasing plan for the facilities listed in i., ii., and iii. above, including the specific target time frames for the incremental extension of these facilities coordinated with development on specified portions of the Property. This phasing plan shall be submitted for approval by the Utilities Department.

All tentative subdivision, construction plans, and site plans shall conform to the approved water and wastewater system plan as outlined above. Any proposed deviation shall require revision and re-approval of the overall plan and/or phasing plan prior to approval of any additional tentative subdivision, construction plans, or site plans for the Property.

6. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed.
7. The total number of residential units (inclusive of single family, multi-family, or other type residential unit) on the Property shall not exceed an overall density of 1050 dwelling units. The total number of single family dwelling units on the Property shall not exceed 799 dwelling units.
8. Up to 100% of the acreage for the C-3 zoned parcels (Parcel B, or Parcels I and G in combination) may be used for multi-family uses. Only one of these locations shall be used entirely for multi-family development.
9. Uses in the area designated Parcel B on Exhibit A shall be as follows:
- A. Uses permitted in the Residential Multi-family (R-MF) Districts.
 - B. Uses permitted in the Residential Townhouse (R-TH) Districts.
 - C. Uses permitted in Corporate Office (O-2) Districts, except as restricted in D. below.
 - D. Uses permitted in the Convenience Business (C-1) Districts plus the following uses subject to the restrictions listed below.
 - i. Art schools, galleries or museums.
 - ii. Catering establishments.
 - iii. Churches and/or Sunday Schools.
 - iv. Delicatessens.
 - v. Restaurants, to include carry-out restaurants, but not fast-food restaurants.
 - vi. Travel arranging and transportation ticket services.

Restrictions

A maximum of five (5) acres and a maximum of 15,000 gross square feet may be developed for the uses listed in D. above. The acreage shall be located a minimum of 400 feet from the center line of route 360, at the intersection of the East/West Arterial and the East/West Stub as shown on Exhibit B-1. All uses, including storage, shall be conducted entirely within an enclosed building, except for accessory automobile parking, loading or unloading facilities. No use shall be permitted which is classified by the Uniform Statewide Building Code as high hazard. No goods may be produced

3/12/97

for retail sale on the premises if more than five (5) persons are engaged in such production (excludes food preparation such as for a restaurant, deli or catering facility or sales by art schools, galleries, museums, or churches).

10. For traffic planning purposes, the maximum density of the Property shall be 733,300 square feet of light industrial, 150,000 square feet of retail, 749 single family residential units, and 300 multiple family residential units or equivalent densities as approved by the Transportation Department.
11. The following rights-of-way shall be dedicated, free and unrestricted, to Chesterfield County. These dedications shall occur in conjunction with site plan approval and/or recordation of subdivision plats for development of properties adjacent to them or within sixty (60) days after request by the County, whichever shall occur first:
 - A. a ninety (90) foot wide right-of-way for Otterdale Road Extended (the North/South Arterial) from Route 360 to the southern Property line;
 - B. a ninety (90) foot wide right-of-way for the East/West Arterial from Route 360 to the western Property line;
 - C. a ninety (90) foot wide right-of-way for the East/West Stub from the East/West Arterial to the eastern Property line; and
 - D. a one hundred (100) foot right-of-way on the south side of Route 360, measured from the existing centerline, along the entire Property frontage.

The exact location of these rights-of-way shall be approved by the Transportation Department.
12. Prior to site plan or tentative subdivision approval, whichever occurs first, an access plan for the North/South Arterial, the East/West Arterial, and the East/West Stub shall be submitted to and approved by the Transportation Department. Access to the Property shall conform to the approved access plan or as otherwise approved by the Transportation Department.
13. Direct access to Route 360 shall be limited to the two (2) public roads generally depicted on the Master Plan. These accesses shall align with the existing crossovers along Route 360. This restriction may be modified by the Transportation Department to permit additional accesses to Route 360 such as right-in, right-out accesses.
14. To provide an adequate roadway system at the time of complete development, the Developer shall be responsible for the following (except as otherwise modified by revisions, acceptable to the Transportation Department, of the Wilbur Smith Associates Traffic Analysis dated October 29, 1987). If any of the improvements are provided by others then the specific requirement shall be deemed satisfied.
 - A. Construction of an additional lane of pavement along the eastbound lanes of Route 360 for the entire Property frontage;

- B. Construction of a six-lane typical section (i.e. four (4) northbound lanes and two (2) southbound lanes) for the North/South Arterial at its intersection with Route 360;
 - C. Construction of a four-lane typical section (i.e. three (3) northbound lanes and one (1) southbound lane) for the East/West Arterial at its intersection with Route 360;
 - D. Construction of left and right turn lanes along the North/South Arterial, the East/West Arterial, and the East/West Stub at each approved access, if warranted, based on Transportation Department standards;
 - E. Construction of the North/South Arterial as a two (2) lane facility from Route 360 to the southern Property line;
 - F. Construction of the East/West Arterial as a two (2) lane facility from Route 360 to the western Property line;
 - G. Construction of the East/West Stub as a two (2) lane facility from the East/West Arterial to the eastern Property line;
 - H. One-half of the cost of traffic signalization at the intersection of Route 360 and the North/South Arterial;
 - I. One-half of the cost of traffic signalization at the intersection of Route 360 and the East/West Arterial;
 - J. Construction of right-turn lanes along the eastbound lanes of Route 360 at the North/South Arterial and the East/West Arterial intersections;
 - K. Construction of a single left-turn lane along the westbound lanes of Route 360 at the East/West Arterial intersection;
 - L. Construction of dual left-turn lanes along the westbound lanes of Route 360 at the North/South Arterial intersection;
 - M. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easement) required for the improvements identified above.
- 15. Prior to any site plan or road and drainage plan approval, whichever occurs first, a phasing plan for the required road improvements, as identified Proffer 14. above, shall be submitted to, and approved by, the Transportation Department.
 - 16. The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
 - 17. The Master Plan titled "Hampton Park I" and "Hampton Park II," prepared by The Planning and Design Collaborative, Inc. and attached as Exhibit B-1 and Exhibit B-2 shall be considered the Master Plan for the Property.

~~January 21, 1997 CPC~~
~~February 18, 1997 CPC~~
March 12, 1997 BS

REQUEST ANALYSIS
AND
RECOMMENDATION

97SN0139

Malbone Associates
and
Skinquarter Properties, Incorporated

Matoaca Magisterial District
South line of Hull Street Road, across from Otterdale Road

REQUEST: Rezoning from Residential Multi-family (R-MF) to Residential (R-9) of 17.0 acres, rezoning from Residential Multi-family (R-MF), Corporate Office (O-2) and Light Industrial (I-1) to Community Business (C-3) on 68.0 acres with a Conditional Use to permit residential multi-family units on this proposed C-3 property, and amendment to Conditional Use Planned Developments (Cases 87S103 and 89SN0219) and amendment to rezoning (Case 97SN0137) to delete density restrictions within various Residential (R-9) tracts and to delete specific requirements relative to protection of water quality and provision of open space. Specifically, the following rezonings and amendments are requested:

1. Rezoning from Residential Multi-family (R-MF) to Residential (R-9) of 17.0 acres on the westernmost portion of the property (Parcel J on Exhibit A).
2. Rezoning from Residential Multi-family (R-MF) and Light Industrial (I-1) to Community Business (C-3) of 34.0 acres in the southwest quadrant of the intersection of Hull Street Road and Otterdale Road Extended (Parcels G and I on Exhibit A).
3. Rezoning from Corporate Office (O-2) to Community Business (C-3) of 34.0 acres along the Hull Street Road frontage at the eastern boundary of the request property (Parcel B on Exhibit A).
4. Conditional Use to Permit residential multi-family units on up to 100 percent of either of the proposed C-3 tracts, but not on both.

5. Amendments to Conditional Use Planned Developments to delete Condition 18 of Case 87S103 and delete Proffered Condition 10 of Case 89SN0219, and amendment to rezoning Case 97SN0137, to allow Residential (R-9) tracts to develop without the density restrictions that currently apply to these tracts. Specifically, with approval of these amendments, the total number of dwelling units will not increase over that permitted under current conditions of zoning; however, the density restrictions that apply to individual tracts would be eliminated, allowing the developer to modify tract densities so long as the maximum number of units allowed is not exceeded.
 6. Amendment to Case 89SN0219, to delete Condition 1.p. of the Textual Statement, to eliminate specified "best management practices" relative to protection of water quality in Swift Creek Reservoir that currently apply to the westernmost portion of the request property. The applicant wishes to be bound by the water quality provisions of the County Code instead.
- (Note: Approximately two (2) acres of the I-1 tract, zoned with the approval of Case 89SN0243, would remain subject to Condition 5 of Case 89SN0243, relative to water quality. Specifically, the applicant has not included a request to amend Condition 5 of Case 89SN0243 with this application.
7. Amendment to Case 89SN0219, to delete Condition 3.3 of the Textual Statement, to eliminate a requirement that sixty-five (65) percent of the R-9 tracts zoned with the approval of Case 89SN0219 be maintained as open space.
 8. Master Plan approval for Hampton Park I and II.

PROPOSED LAND USE:

A mixed use development with single family residential, multi-family residential, office, commercial and light industrial uses is planned (Hampton Park).

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 4 THROUGH 11.

STAFF RECOMMENDATION

- I. Recommend approval of rezoning from Residential Multi-family (R-MF) to Residential (R-9) of 17.0 acres on the westernmost portion of the request property (Parcel J on Exhibit A).
- II. Recommend approval of rezoning from Residential Multi-family (R-MF) and Light Industrial (I-1) to Community Business (C-3) of 34.0 acres in the southwest quadrant of the intersection of Hull Street Road and Otterdale Road extended (Parcels G and I on Exhibit A).
- III. Recommend approval of rezoning from Corporate Office (O-2) to Community Business (C-3) of 34.0 acres along the Hull Street Road frontage at the eastern boundary of the request property (Parcel B on Exhibit A).
- IV. Recommend approval of Conditional Use to permit residential multi-family units in C-3 Districts.
- V. Recommend approval of amendments to Conditional Use Planned Developments to delete Condition 18 of Case 87S103 and to delete Proffered Condition 10 of Case 89SN0219, and recommend amendment to rezoning Case 97SN0137, to allow Residential (R-9) tracts to develop without the density restrictions that currently apply to individual tracts.
- VI. Recommend approval of amendment to Case 89SN0219 to delete Condition 1.p. of the Textual Statement, to eliminate specified "best management practices" relative to protection of water quality in Swift Creek Reservoir applicable to the westernmost portion of the request property.
- VII. Recommend amendment to Case 89SN0219 to delete Condition 3.3 of the Textual Statement, to eliminate a requirement that sixty-five (65) percent of the R-9 tracts zoned with the approval of Case 89SN0219 be maintained as open space.

These recommendations are made for the following reasons:

- A. The proposed rezonings, with the proffered conditions, conform to the Upper Swift Creek Plan. Specifically, the Plan suggests portions of the request property along Hull Street Road are appropriate for community mixed use, to include commercial, office and multi-family uses, in the vicinity of the Hull Street Road/Otterdale Road extended intersection, transitioning to less intense mixed use corridor uses, to include residential uses of various densities as well as professional, business and administrative office parks and integrated supporting uses, east and west of the Hull Street Road/Otterdale Road extended intersection.

- B. Although the Plan suggests the property south of Hull Street Road is appropriate for single family residential use of 2.2 units per acre or less, current conditions of zoning approval applicable to these portions of the request property allow a density of approximately 2.55 units per acre. The requested amendment would allow the owner/developer to modify tract densities without increasing the overall density from that currently permitted.
- C. Deletion of the density restrictions currently applicable to various residential tracts would allow greater flexibility in the manner that the property develops.
- D. Deletion of the specified "best management practices" currently applicable on the westernmost portion of the request property would allow the majority of the request property to develop under the water quality standards that currently apply in areas that impact Swift Creek Reservoir.
- E. Deletion of the open space requirement currently applicable to the existing R-9 tract of the westernmost portion of the request property would allow greater flexibility in the manner that the property develops. In addition, water quality standards that currently apply to areas that drain into Swift Creek Reservoir address storm water runoff impacts that the open space requirement was intended in part to address.

(NOTE: WITH THE EXCEPTION OF APPROXIMATELY 17.0 ACRES OF PROPERTY ZONED R-9 WITH CASE 97SN0137, CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS. THE ONLY CONDITION THAT MAY BE IMPOSED ON THIS R-9 PROPERTY IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS ON THIS R-9 PROPERTY.)

PROFFERED CONDITIONS

The owners and applicant (the "Applicant") in this rezoning case, pursuant to §15.1-491.2:1 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax Map Parcels 74-(1)-116 part and 74-(1)-48 (the "Property") under consideration will be developed according to the following conditions if, and only if, the rezoning for R-9 and the rezoning and conditional use request for C-3 is granted. In the event the request is denied or approved with conditions not agreed to by the Applicant, the proffers and conditions shall immediately be null and void and of no further force or effect. If the rezoning is granted, these proffers and conditions will supersede all proffers and conditions now existing on the Property.

(STAFF/CPC)

1. Public water and wastewater systems shall be used.

[NOTE: This was a condition of case 87S103 and a proffer of case 89SN0219.]

(STAFF/CPC)

2. In addition to the required extension of a 24" water line along Hull Street Road to the Property (condition #2 of 89SN0219 and condition #3 of 87S103), the Applicant shall extend this 24" water main along Hull Street Road to the western property line of the subject Property approximately 850 feet west of "Otterdale Road Extended" and extend a 16" water main along future Otterdale Road Extended to the southern property line of the subject Property. The appropriate credits for oversizing the water main to a 16" line shall be provided according to the County's policy for credits.

(STAFF/CPC)

3. In addition to the required extension of a wastewater trunk line along Dry Creek to the Property (condition #5 of 89SN0219 and condition #2b of 89SN0243), the Applicant shall extend this trunk line to the western property line of the subject Property.

(STAFF/CPC)

4. The required participation in the expansion of the Dry Creek wastewater pump station (condition #4 of 89SN0219 and condition #2a of 89SN0243) shall be in the form of a cash proffer to the County in the amount of \$200.00 per acre (total payment of \$91,200.00). These funds shall be used only for the expansion of the Dry Creek wastewater pump station. A payment in the amount of \$59,200.00 for the property rezoned in cases 87S103 and 89SN0243 and shown as Parcels A-H on the plan titled "Hampton Park" prepared by Timmons and Associates, dated 11/6/96 ("Exhibit A") has been made to the County. The remaining payment of \$32,000.00 shall be paid prior to the issuance of the first building permit for development on Parcels I-M on Exhibit A (Case 89SN0219).

These payments represent the entire cash proffer for the Applicant's participation in the expansion of the Dry Creek wastewater pump station.

(STAFF/CPC)

5. The required overall water and wastewater plan for the Property (condition #3 of case 89SN0219) entitled "Hampton Park - Master Plan - Water and Sewer" dated June 23, 1995, prepared by Timmons and Associates, shall be revised and submitted for re-

approval to the Utilities Department Development Section subject to the following time frame and revision form:

A. Revision 1 - At least thirty (30) days prior to final approval of any tentative subdivision, construction plan, or site plan for Parcels A-H shown on Exhibit A (excluding the areas known as "Hampton Park, Sections 1, 2, 3 and 4) the revised overall plan shall be submitted and approved by the Utilities Department. Revision 1 shall reflect the following:

- i Extension of a 24" water main along Hull Street Road to the western property line of the Property approximately 850 feet west of Otterdale Road Extended and extension of a 16" water main along future Otterdale Road Extended to the southern property line of the Property.
- ii Extension of a wastewater trunk along Dry Creek to the western property line of the Property.
- iii A phasing plan for the facilities listed in i. and ii. above, including the specific target time frames for the incremental extension of these facilities coordinated with development on specified portions of the Property. This phasing plan shall be submitted for approval by the Utilities Department.

B. Revision 2 - At least thirty (30) days prior to final approval of any tentative subdivision, construction plan, or site plan for Parcels I-M shown on Exhibit A (excluding the areas known as "Hampton Park, Sections 1 and 2) the revised overall plan shall be submitted and approved by the Utilities Department. Revision 2 shall reflect the following:

- i All on-site water and wastewater lines necessary to serve development on Parcels I-M (see Exhibit A).
- ii. Extension of a 24" water main along Hull Street Road to the western property line of the Property approximately 850 feet west of Otterdale Road Extended and extension of a 16" water main along future Otterdale Road Extended to the southern property line of the Property.
- iii Extension of a wastewater trunk along Dry Creek to the western property line of the Property.

- iv A phasing plan for the facilities listed in i., ii., and iii. above, including the specific target time frames for the incremental extension of these facilities coordinated with development on specified portions of the Property. This phasing plan shall be submitted for approval by the Utilities Department.

All tentative subdivision, construction plans, and site plans shall conform to the approved water and wastewater system plan as outlined above. Any proposed deviation shall require revision and re-approval of the overall plan and/or phasing plan prior to approval of any additional tentative subdivision, construction plans, or site plans for the Property.

- (STAFF/CPC) 6. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed.
- (STAFF/CPC) 7. The total number of residential units (inclusive of single family, multi-family, or other type residential unit) on the Property shall not exceed an overall density of 1050 dwelling units. The total number of single family dwelling units on the Property shall not exceed 799 dwelling units.
- (STAFF/CPC) 8. Up to 100% of the acreage for the C-3 zoned parcels (Parcel B, or Parcels I and G in combination) may be used for multi-family uses. Only one of these locations shall be used entirely for multi-family development.
- (STAFF/CPC) 9. Uses in the area designated Parcel B on Exhibit A shall be as follows:
 - A. Uses permitted in the Residential Multi-family (R-MF) Districts.
 - B. Uses permitted in the Residential Townhouse (R-TH) Districts.
 - C. Uses permitted in Corporate Office (O-2) Districts, except as restricted in D. below.
 - D. Uses permitted in the Convenience Business (C-1) Districts plus the following uses subject to the restrictions listed below.

- i. Art schools, galleries or museums.
- ii. Catering establishments.
- iii. Churches and/or Sunday Schools.
- iv. Delicatessens.
- v. Restaurants, to include carry-out restaurants, but not fast-food restaurants.
- vi. Travel arranging and transportation ticket services.

Restrictions

A maximum of five (5) acres and a maximum of 15,000 gross square feet may be developed for the uses listed in D. above. The acreage shall be located a minimum of 400 feet from the center line of route 360, at the intersection of the East/West Arterial and the East/West Stub as shown on Exhibit B-1. All uses, including storage, shall be conducted entirely within an enclosed building, except for accessory automobile parking, loading or unloading facilities. No use shall be permitted which is classified by the Uniform Statewide Building Code as high hazard. No goods may be produced for retail sale on the premises if more than five (5) persons are engaged in such production (excludes food preparation such as for a restaurant, deli or catering facility or sales by art schools, galleries, museums, or churches).

- (STAFF/CPC) 10. For traffic planning purposes, the maximum density of the Property shall be 733,300 square feet of light industrial, 150,000 square feet of retail, 749 single family residential units, and 300 multiple family residential units or equivalent densities as approved by the Transportation Department.
- (STAFF/CPC) 11. The following rights-of-way shall be dedicated, free and unrestricted, to Chesterfield County. These dedications shall occur in conjunction with site plan approval and/or recordation of subdivision plats for development of properties adjacent to them or within sixty (60) days after request by the County, whichever shall occur first:
 - A. a ninety (90) foot wide right-of-way for Otterdale Road Extended (the North/South Arterial) from Route 360 to the southern Property line;
 - B. a ninety (90) foot wide right-of-way for the East/West Arterial from Route 360 to the western Property line;

- C. a ninety (90) foot wide right-of-way for the East/West Stub from the East/West Arterial to the eastern Property line; and
- D. a one hundred (100) foot right-of-way on the south side of Route 360, measured from the existing centerline, along the entire Property frontage.

The exact location of these rights-of-way shall be approved by the Transportation Department.

- (STAFF/CPC) 12. Prior to site plan or tentative subdivision approval, whichever occurs first, an access plan for the North/South Arterial, the East/West Arterial, and the East/West Stub shall be submitted to and approved by the Transportation Department. Access to the Property shall conform to the approved access plan or as otherwise approved by the Transportation Department.
- (STAFF/CPC) 13. Direct access to Route 360 shall be limited to the two (2) public roads generally depicted on the Master Plan. These accesses shall align with the existing crossovers along Route 360. This restriction may be modified by the Transportation Department to permit additional accesses to Route 360 such as right-in, right-out accesses.
- (STAFF/CPC) 14. To provide an adequate roadway system at the time of complete development, the Developer shall be responsible for the following (except as otherwise modified by revisions, acceptable to the Transportation Department, of the Wilbur Smith Associates Traffic Analysis dated October 29, 1987). If any of the improvements are provided by others then the specific requirement shall be deemed satisfied.
 - A. Construction of an additional lane of pavement along the eastbound lanes of Route 360 for the entire Property frontage;
 - B. Construction of a six-lane typical section (i.e. four (4) northbound lanes and two (2) southbound lanes) for the North/South Arterial at its intersection with Route 360;
 - C. Construction of a four-lane typical section (i.e. three (3) northbound lanes and one (1) southbound lane) for the East/West Arterial at its intersection with Route 360;

- D. Construction of left and right turn lanes along the North/South Arterial, the East/West Arterial, and the East/West Stub at each approved access, if warranted, based on Transportation Department standards;
- E. Construction of the North/South Arterial as a two (2) lane facility from Route 360 to the southern Property line;
- F. Construction of the East/West Arterial as a two (2) lane facility from Route 360 to the western Property line;
- G. Construction of the East/West Stub as a two (2) lane facility from the East/West Arterial to the eastern Property line;
- H. One-half of the cost of traffic signalization at the intersection of Route 360 and the North/South Arterial;
- I. One-half of the cost of traffic signalization at the intersection of Route 360 and the East/West Arterial;
- J. Construction of right-turn lanes along the eastbound lanes of Route 360 at the North/South Arterial and the East/West Arterial intersections;
- K. Construction of a single left-turn lane along the westbound lanes of Route 360 at the East/West Arterial intersection;
- L. Construction of dual left-turn lanes along the westbound lanes of Route 360 at the North/South Arterial intersection;
- M. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easement) required for the improvements identified above.

- (STAFF/CPC) 15. Prior to any site plan or road and drainage plan approval, whichever occurs first, a phasing plan for the required road improvements, as identified Proffer 14. above, shall be submitted to, and approved by, the Transportation Department.
- (STAFF/CPC) 16. The unenforceability, illegality, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

(STAFF/CPC) 17. The Master Plan titled "Hampton Park I" and "Hampton Park II," prepared by The Planning and Design Collaborative, Inc. and attached as Exhibit B-1 and Exhibit B-2 shall be considered the Master Plan for the Property.

(STAFF/CPC) 18. Parcels B, G and I on Exhibit A shall drain through a BMP facility.

(NOTE: Condition 4 of Case 87S103 and Condition 4 of Case 89SN0243 require the industrially zoned property to drain through BMP facilities.)

GENERAL INFORMATION

Location:

South line of Hull Street Road, across from Otterdale Road. Tax Map 74 (1) Parcel 48 and Part of Parcel 116 (Sheet 19).

Existing Zoning:

R-9, and R-9, R-MF, O-2 and I-1 with Conditional Use Planned Development

Size:

456.0 acres

Existing Land Use:

Vacant

Adjacent Zoning & Land Use:

North -A, A with Special Exception, A with Conditional Use, C-5 and I-1 with Conditional Use Planned Development; Single family residential, public/semi-public (Masonic Lodge), commercial or vacant

South - A; Vacant

East - A, and R-9 with Conditional Use Planned Development; Single family residential or vacant

West - A; Vacant

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line along the north side of Hull Street Road approximately 9600 feet east of the request site. Previous conditions of zoning require the use of the public water system, extension of a twenty-four (24) inch water main along Hull Street Road, and submittal of an overall water distribution system plan for the development. Proffered conditions 1, 2, and 5 carry these conditions forward while providing specific terminating points for the water main extension tied to development of specific sites, time frames for submittal of a revised overall water distribution system plan and a phasing plan for the water line extensions.

Public Wastewater System:

The existing wastewater trunk sewer necessary to serve this site ends at the Dry Creek wastewater pump station approximately 5200 feet east of the request site. Previous conditions of zoning requires the use of the public wastewater system, extension of a wastewater trunk along Dry Creek, submittal of an overall wastewater collection system plan for the development and participation in the expansion of the Dry Creek wastewater pump station. Proffered conditions 1, 3, 4, and 5 carry these conditions forward while providing a specific terminating point for the wastewater trunk extension, timeframes for submittal of a revised overall wastewater collection system plan, a phasing plan for the trunk extension and a mechanism by which participation in the expansion of the Dry Creek wastewater pump station will be accomplished.

ENVIRONMENTAL

Drainage and Erosion:

Drains to Dry Branch and ultimately to Swift Creek Reservoir. No existing or anticipated on- or off-site drainage or erosion problems. To insure that no drainage or erosion problems occur with timbering, the applicant has proffered there will be no timbering of the property until an erosion and sediment control plan is approved and the approved devices are installed. (Proffered Condition 6)

Water Quality:

With the approval of this request, development on the request property would be required to comply with the CBPA and Upper Swift Creek Ordinances, which address the impacts that runoff from the development would have on Swift Creek Reservoir. It should be noted that deletion of the open space requirement on the westernmost portion of the

request property may require larger Best Management Practices facilities than would otherwise be required, depending on the density to which the property is developed.

PUBLIC FACILITIES

Fire Service:

The Public Facilities Plan indicates that Emergency Services calls are expected to increase forty-five (45) percent by the year 2015. Eight (8) new fire/rescue stations are recommended for construction by the year 2015 in the Public Facilities Plan.

This property is currently served by the Clover Hill Fire/Rescue Station, Company No. 7 and Manchester Rescue Squad. County water and fire hydrants must be provided in compliance with nationally recognized standards (i.e., National Fire Protection Association and Insurance Services Office).

This request does not generate an increase in the number of currently permitted dwelling units. Therefore, there should not be a noticeable increase in emergency calls for fire and rescue services per year with the approval of this request.

Schools:

The number of dwelling units permitted with this amendment will not be increased over the number currently permitted on the property. Therefore, approval of this request will not increase the potential for impact on the public school system.

Transportation:

In 1987, the Board of Supervisors approved the rezoning of approximately 300 acres (Otterdale Properties Associates, Case 87S103) for development of a residential, commercial and industrial mixed-use project. Just west of the 300 acres is a 160 acre tract. In 1990, the Board of Supervisors approved the rezoning of the 160 acre tract (Skinquarter Properties, Case 89SN0219) for development of a residential project. The applicants intend to develop these two (2) large tracts (Otterdale Properties and Skinquarter Properties) as one (1) project (Hampton Park). The applicants have proffered conditions that are consistent with the current conditions/proffers of zoning and schematic plan approval for development of both tracts.

In 1996, a schematic plan was approved for the 300 acre tract. As part of that schematic plan approval, the maximum density of development on the 300 acre tract was established. Excluded from the current rezoning request is a four (4) acre parcel (Winston Property) located along Hull Street Road (Route 360) which was a part of the original schematic plan approval. In determining a revised maximum density for the entire

subject property (a total of 456 acres), the applicant reduced the previously approved maximum density on the 300 acres by 30,000 square feet of light industrial development which was assumed to be the maximum density of development for the excluded four (4) acre parcel. After subtracting the 30,000 square feet, the balance of the density previously approved for the 300 acres will be applied to the entire 456 acres.

The applicant has proffered that the maximum density will be 733,300 square feet of light industrial, 150,000 square feet of shopping center, 749 single family residential lots, and 300 multi-family residential units, or equivalent densities (Proffered Condition 10). Development is anticipated to generate approximately 22,700 average daily trips. These vehicles will be distributed along Route 360 which had a 1995 traffic count of 29,336 vehicles per day.

The Thoroughfare Plan identifies Route 360 as a major arterial with a recommended right-of-way width of 120 to 200 feet. The Thoroughfare Plan also identifies a north/south major arterial (Otterdale Road Extended) and an east/west major arterial, both having a recommended right-of-way width of ninety (90) feet, extending through this property. The applicant has proffered to dedicate these rights-of-way in accordance with that Plan. (Proffered Condition 11)

Development of the commercial property must adhere to the Zoning Ordinance, relative to access and internal circulation (Article 7). Access to major arterials such as Route 360, the North/South Arterial, and the East/West Arterial, should be controlled. The applicant has proffered that access to Route 360 will be limited to two (2) public roads (the North/South Arterial, and the East/West Arterial) (Proffered Condition 13). The Proffered Condition permits staff to approve additional right-turn-in and right-turn-out accesses onto Route 360. Proffered Condition 12 requires the developer to submit an access plan for the North/South and East/West Arterials (Proffered Condition 12). Access to the property must conform to the approved access plan.

Mitigating road improvements must be provided to address the traffic impact of this development. Consistent with existing conditions of zoning/schematic plan approval, the applicant has proffered to: 1) construct an additional lane of pavement along Route 360 for the entire property frontage; 2) construct a six-lane typical section for the North/South Arterial at its intersection with Route 360; 3) construct a four-lane typical section for the East/West Arterial at its intersection with Route 360; 4) construct left and right turn lanes along the North/South Arterial, and East/West Arterial at each approved access, if warranted; 5) construct two (2) lanes of the North/South and East/West Arterials, which includes what the applicant has labeled as the East/West Stub, through the subject property; 6) provide one half of the cost of traffic signalization at the North/South Arterial/Route 360 intersection and at the East/West Arterial/Route 360 intersection; and 7) construct right and left turn lanes along Route 360 at the North/South Arterial and the East/West Arterial intersections. (Proffered Condition 14)

At time of site plan or tentative subdivision approval, specific recommendations will be provided regarding access, internal circulation, and construction of required road improvements with each phase of development.

Financial Impact on Capital Facilities:

The number of dwelling units permitted with this amendment will not be increased over the number currently permitted on the property. Therefore, approval of this request will not generate an increase in the fiscal impact of the development. It should be noted that with the approval of Case 97SN0137, cash proffers were offered and accepted for any lots in excess of 508 single family lots developed on the easternmost residentially zoned portion of the request property. (Parcels A, C, D, E and H on Exhibit A)

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the request property is appropriate for community mixed use, mixed use corridor and single family residential use of 2.2 units per acre or less. Specifically, with respect to the proposed commercial zonings and land uses along Hull Street Road, it is the intent of the Plan that such uses should be incorporated into commercial nodes at major intersections, such as at the intersection of Hull Street Road and Otterdale Road, with less intense uses between nodes. In this manner, the typical strip commercial development patterns that have occurred along other major corridors in the County would be avoided along this portion of Hull Street Road.

Area Development Trends:

Area development is characterized by scattered residential and commercial development and vacant land. However, the request property is zoned and planned for a large mixed use development in the vicinity of the Hull Street/Otterdale Road intersection (Hampton Park).

Zoning History:

On November 25, 1987, the Board of Supervisors upon a favorable recommendation by the Planning Commission approved rezoning from Agricultural (A) to Residential (R-9), Residential Multi-family (R-MF) and Light Industrial (M-1) on the easternmost 296 acres of the request property (Case 87S103). With the approval of Case 87S103, a Conditional Use Planned Development was granted to permit use exceptions in the M-1 tract. Condition 18 of Case 87S103 restricted residential development on the R-9 tract to a

maximum of 549 dwelling units on 177.0 acres, yielding a density of 3.102 dwelling units per acre. As noted herein, the applicant is seeking deletion of this density restriction.

On September 27, 1989, the Board of Supervisors approved rezoning of 13.0 acres of the previously zoned R-9 tract to Light Industrial (M-1), rezoning of the previously zoned R-MF tract to Corporate Office (O-2) and amendment to Case 87S103 to permit use and bulk exceptions (Case 89SN0243). With respect to the Residential (R-9) tract, approval of Case 89SN0243 reduced the acreage from 177.0 acres zoned with Case 87S103 to 164 acres. This reduced the total number of dwelling units allowed on the R-9 tract from 549 to 508 (164 acres x 3.102 units per acre = 508.73 units). With respect to the M-1 and O-2 tracts, conditions were imposed to require Emerging Growth development standards and to allow commercial and M-2 use exceptions in the M-1 tract. With respect to the entire 13.0 acres, conditions were imposed to address water quality impacts on the Swift Creek Reservoir.

As noted herein, conditions relative to water quality impacts will remain in effect for approximately two (2) acres of the I-1 property unless Condition 5 of Case 89SN0243 is amended. In addition, should the requested rezoning from O-2 to C-3 be denied, Condition 5 of Case 89SN0243 will remain in effect for the O-2 tract.

On October 10, 1990, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved rezoning from Agricultural (A) to Residential (R-9) and Residential Multi-Family (R-MF) on the westernmost 160.0 acres of the request property (Case 89SN0219). With the approval of Case 89SN0219, conditions were imposed to ensure land use compatibility between uses, regulate signage, require the provision of recreational facilities, require compliance with Corridor Overlay District standards and facilitate pedestrian access. Proffered Condition 10 of Case 89SN0219 restricted residential development on the R-9 tract to a maximum of 250 dwelling units on 139.4 acres, yielding a density of 1.793 dwelling units per acre. The Textual Statement further addressed water quality impacts on the Swift Creek Reservoir (Textual Statement Condition 1.p.) and further required that sixty-five (65) percent of the R-9 tract be maintained as undisturbed natural open space (Textual Statement Condition 3.). As noted herein, the applicant is requesting deletion of the density restriction and deletion of the water quality impact and open space requirements outlined in the approved Textual Statement.

On January 22, 1997, the Board of Supervisors approved rezoning from Light Industrial (I-1) to Residential (R-9) on 17.0 acres of the property zoned with the approval of Case 87S103, plus proffered conditions on this property and the previously zoned R-9 portion of Case 87S103, consisting of 163.0 acres, to restrict single family residential development to a maximum of 549 dwelling units, yielding an overall density of 3.05 dwelling units per acre (Case 97SN0137).

Site Design:

As noted herein, the request property is part of a larger mixed use development (Hampton Park). This development as currently styled will allow a mix of single family residential, multi-family residential, office, commercial and industrial uses generally between Hull Street Road and a planned east/west arterial, and single family residential uses on the remainder of the request property, south of the arterial. At the time of tentative subdivision review for the single family residential portion of the request property, consideration will be given relative to land use compatibility between planned non-residential uses north of the arterial and planned residential uses south of the arterial. In addition, at the time of tentative approval for any subdivision that abuts Hull Street Road, consideration will be given to appropriate setbacks and buffers as necessary to address the impacts of traffic on future residents.

CONCLUSIONS

The proposed rezonings, with the proffered conditions, conform to the Upper Swift Creek Plan. Specifically, the Plan suggests portions of the request property along Hull Street Road are appropriate for community mixed use, to include commercial, office and multi-family uses, in the vicinity of the Hull Street Road/Otterdale Road extended intersection, transitioning to less intense mixed use corridor uses, to include residential uses of various densities as well as professional, business and administrative office parks and integrated supporting uses, east and west of the Hull Street Road/Otterdale Road extended intersection. Specifically, it is the intent of the Plan that such commercial uses should be incorporated into nodes at major intersections with less intense uses between nodes. In this manner, the typical strip commercial development patterns that have occurred along other major corridors in the County would be avoided along this portion of Hull Street Road. It should be noted that C-3 zoning on the easternmost portion of the request property conforms to the Plan since the applicant has proffered to restrict uses on this tract. In addition, although the Plan suggests the property south of Hull Street Road is appropriate for single family residential use of 2.2 units per acre or less, current conditions of zoning approval applicable to these portions of the request property allow a density of approximately 2.55 units per acre. Approval of this request would allow the owner/developer to modify residential tract densities without increasing the overall density from that currently allowed (Proffered Condition 7). Deletion of the density restrictions currently applicable to various residential tracts would allow greater flexibility in the manner that the property develops.

In addition, deletion of the specified "best management practices" currently applicable on the westernmost portion of the request property would allow the majority of the request property to develop under the water quality standards that currently apply in areas that impact Swift Creek Reservoir. Deletion of the open space requirement currently applicable to the existing R-9 tract of the westernmost portion of the request property

would also allow greater flexibility in the manner that the property develops and, given the water quality standards that currently apply to areas that drain into Swift Creek Reservoir, this open space requirement is no longer necessary to address water quality impacts.

CASE HISTORY

Planning Commission Meeting (1/21/97):

At the request of the applicant, the Commission deferred this case to February 18, 1997.

Staff (1/22/97):

The applicant was advised in writing that any significant new or revised information should be submitted no later than January 28, 1997, for consideration at the Commission's February 18, 1997, public hearing. The applicant had previously paid the \$50.00 deferral fee.

Applicant (1/22/97):

The applicant submitted a Master Plan for Hampton Park.

Applicant (1/29/97):

The applicant submitted revised proffered conditions and a revised Master Plan.

Applicant (1/31/97 and 2/7/97):

Revised proffered conditions were submitted.

Applicant (2/18/97):

A revised Proffered Condition 9 was submitted to address staff's concerns relative to the uses permitted on Parcel B.

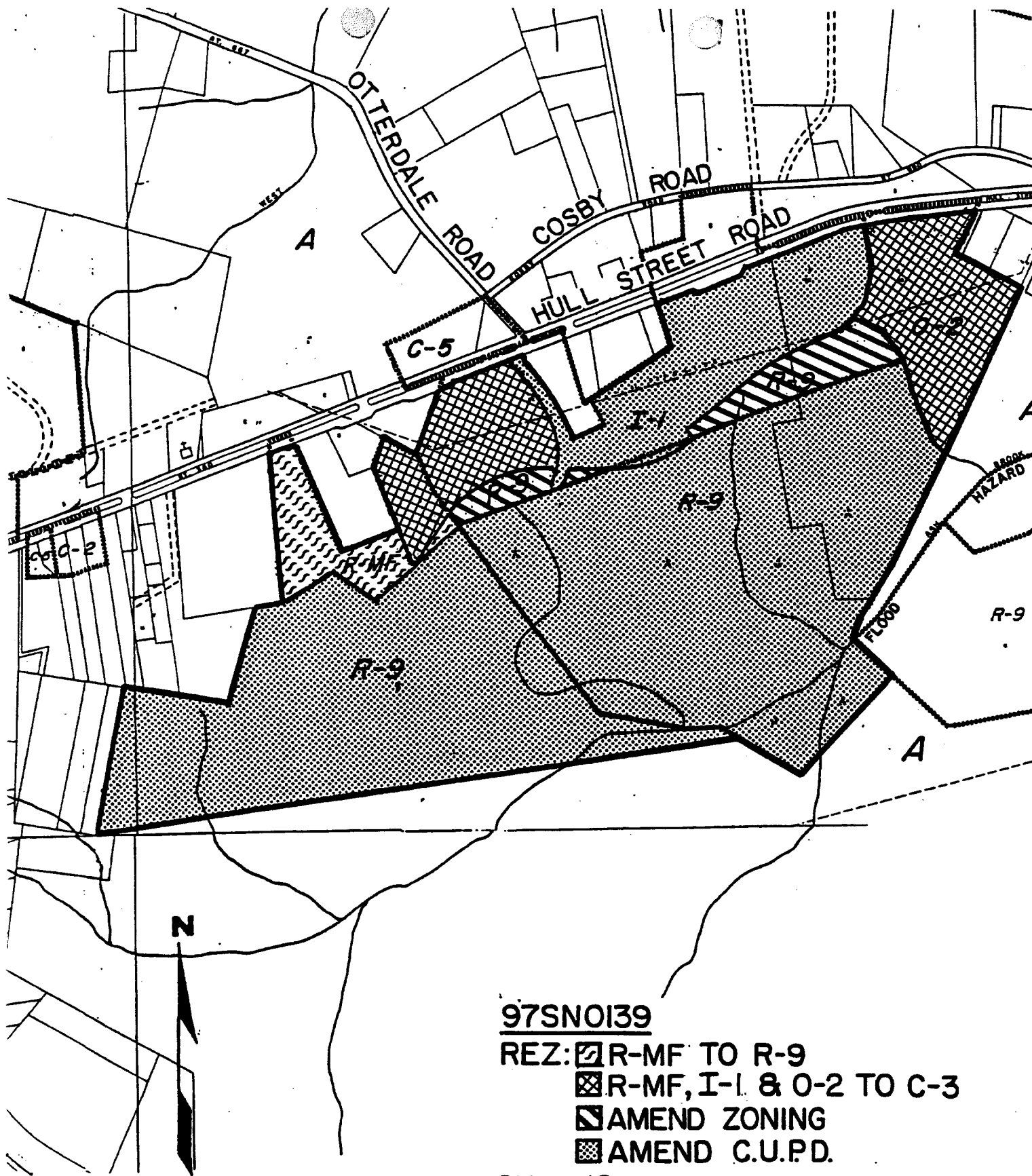
Planning Commission Meeting (2/18/97):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Marsh, seconded by Mr. Cunningham, the Commission recommended approval of this request and acceptance of the proffered conditions on pages 4 through 11.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, March 12, 1997, beginning at 7:00 p.m., will take under consideration this request.



97SNO139

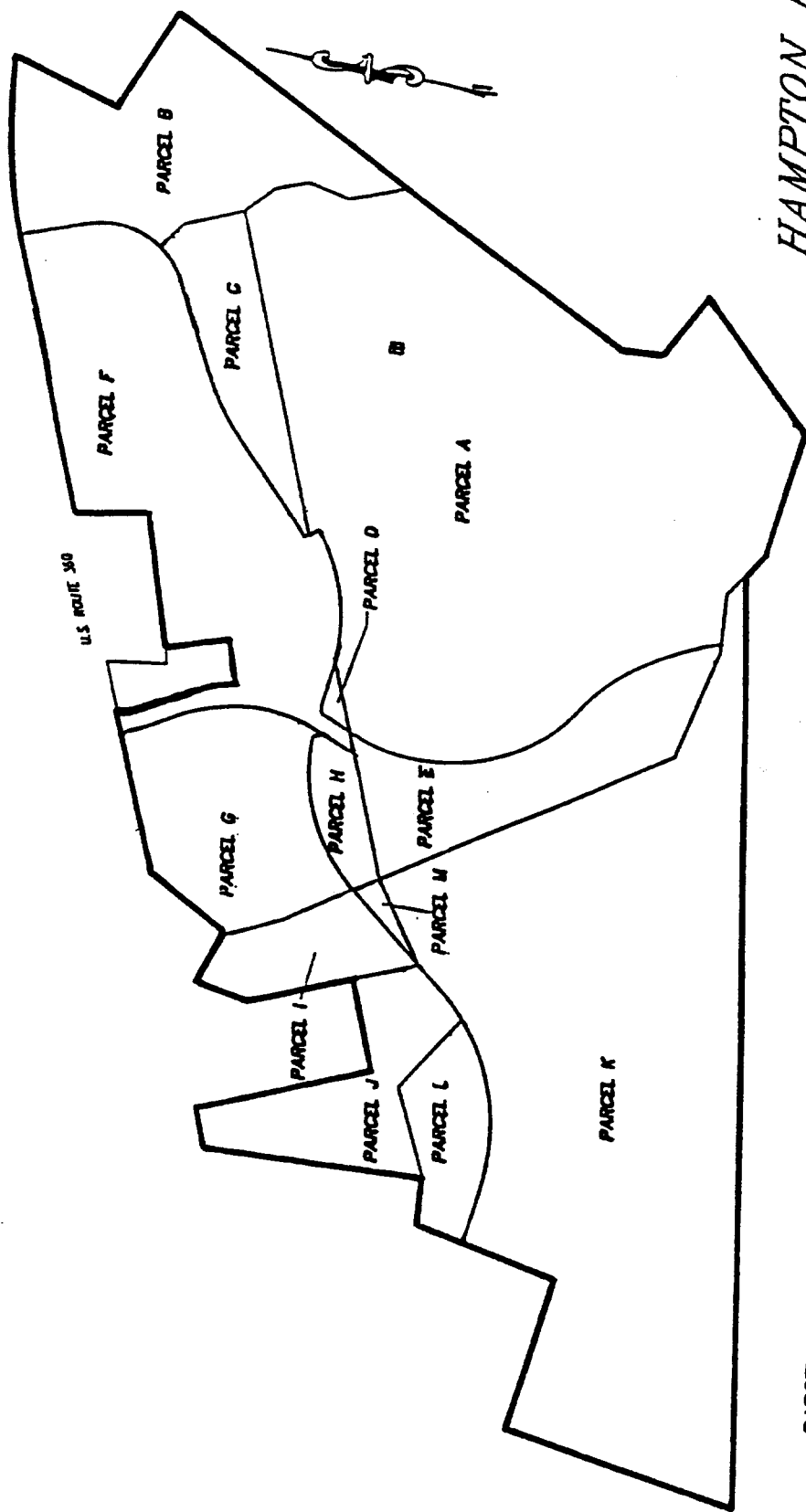
REZ: ☒ R-MF TO R-9

☒ R-MF, I-1 & O-2 TO C-3

☒ AMEND ZONING

☒ AMEND C.U.P.D.

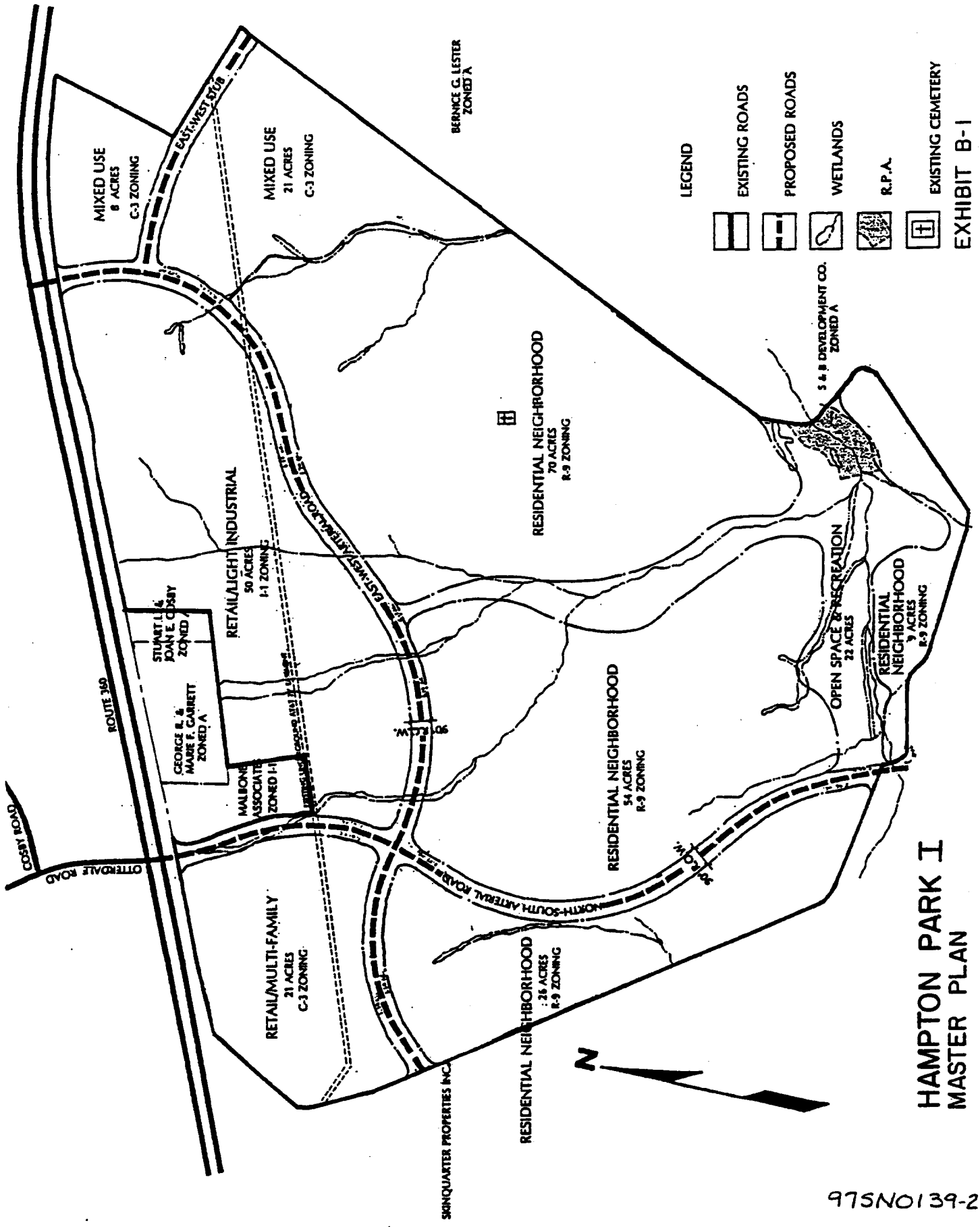
SH. 19



HAMPTON PARK 456 ± ACRES

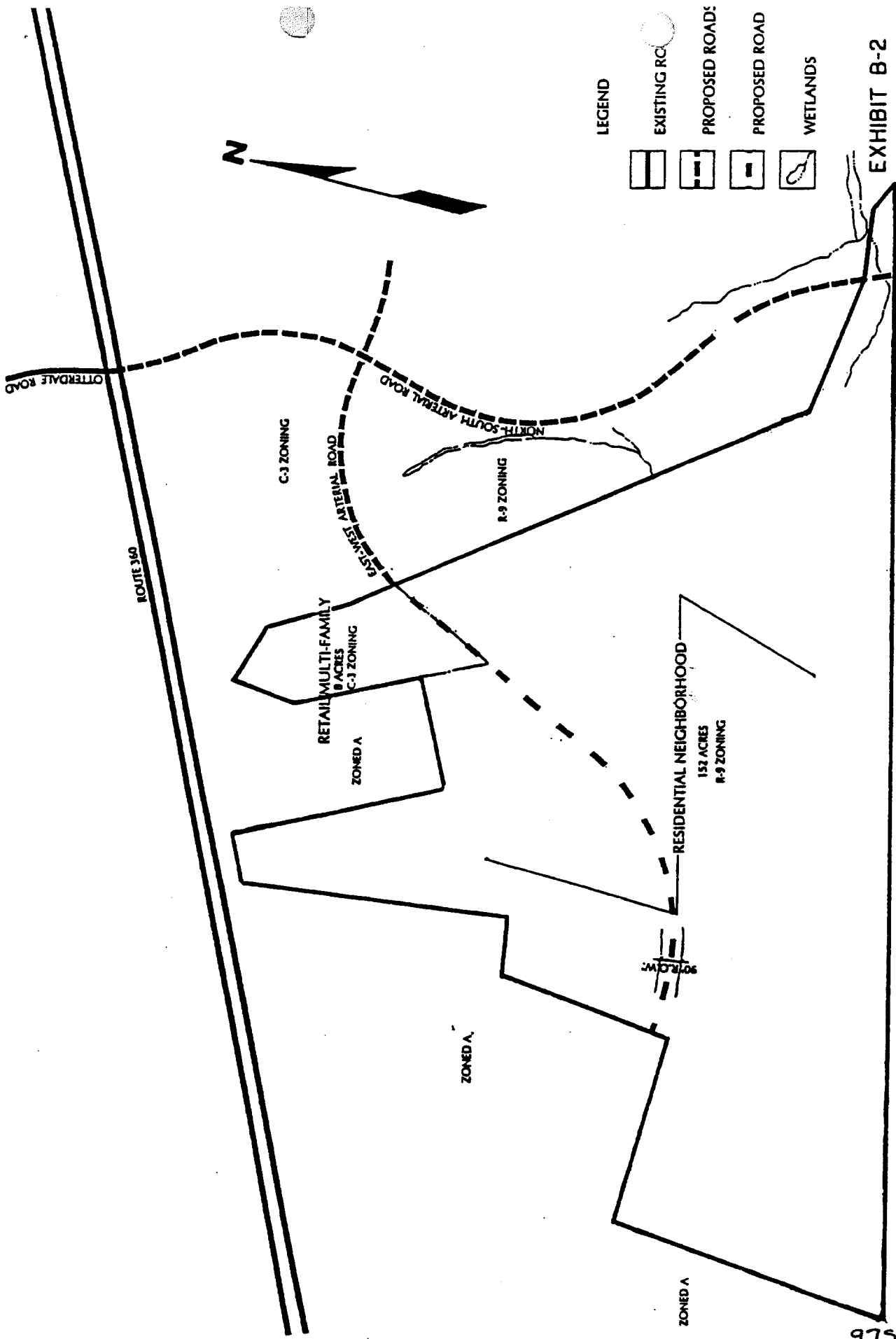
PARCEL A - 141± ACRES	PARCEL E - 22± ACRES	PARCEL I - 9± ACRES
PARCEL B - 34± ACRES	PARCEL F - 57± ACRES	PARCEL J - 16± ACRES
PARCEL C - 11± ACRES	PARCEL G - 25± ACRES	PARCEL K - 125± ACRES
PARCEL D - 1± ACRES	PARCEL H - 5± ACRES	PARCEL L - 9± ACRES
		PARCEL M - 1± ACRES

EXHIBIT A



HAMPTON PARK I MASTER PLAN

EXHIBIT B-1



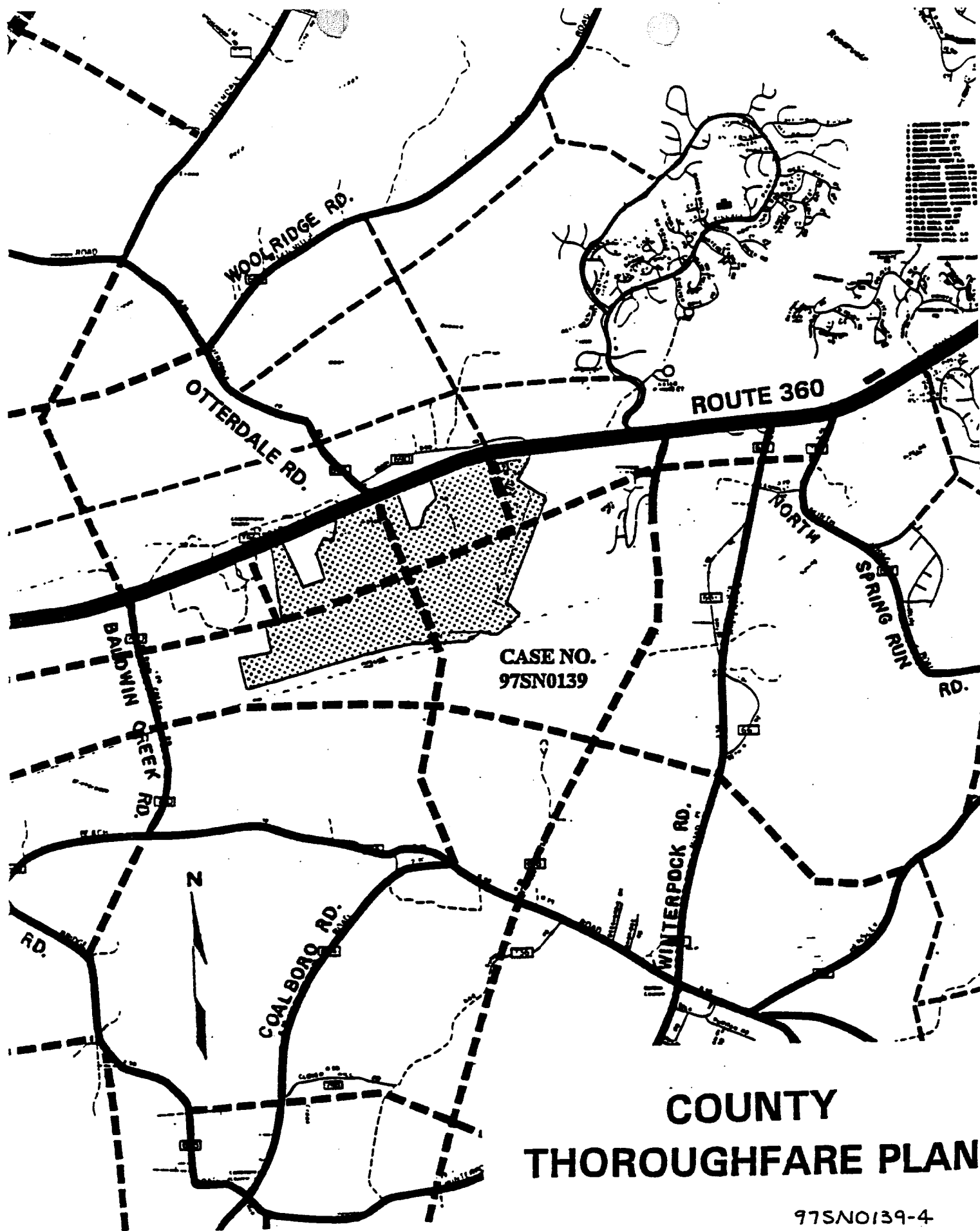
MASTER PLAN

HAMPTON PARK II

ZONED A

EXHIBIT B-2

975NO139-3



COUNTY THOROUGHFARE PLAN

97SN0139-4